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TO LET

*Self contained Office Building
In Prestigious Business Park
with 13 parking spaces
7,462 sq ft (693.2 sq m) approx.*



*Healix House
15 Castle Mews
Station Road
Hampton TW12 2BX*



Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Healix House 15 Castle Mews Station Road
Hampton TW12 2BX**

Location: Castle Mews is a prestigious office development situated in the Hampton Village Conservation Area adjoining Mount Mews Business Park close to the junction of High Street and Station Road

Hampton is an attractive village location which provides an ideal working environment with the expanses of Bushy Park and attractive stretches of the River Thames nearby.

Hampton Village is well served by local shops, restaurants, cafes and pubs and for road communications Junction 1 of the M3 is within 3 miles, leading to the M25 and the motorway network. Hampton Railway Station provides services to London Waterloo and Heathrow Airport is only 9 miles to the north.

Description: Healix House is a high specification, self-contained, two-storey office building with a stunning portico entrance and first floor balcony. The property provides high quality open plan office accommodation with 13 car parking spaces. A large external roof terrace adds to the appeal of this architecturally striking modern building.

Accommodation: Approximate net internal floor areas:
Ground Floor: 4,728 sq ft (439.2 sq m)
First Floor: 2,734 sq ft (254.0 sq m)

Amenities:

- Raised access floors
- Suspended ceilings
- Category II lighting
- Double Glazing
- Comfort Cooling
- Gas fired central heating
- Male, Female & Disabled WC
- Passenger Lift
- Large external first floor terrace
- Security access system
- 13 car parking spaces

Lease: The property is available on a new lease for a term to be agreed.

Rental: £135,000 per annum exclusive plus VAT.

Freehold: A sale of the freehold may be considered. Price upon application.

Viewing: Strictly by appointment with joint sole agents.

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PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.